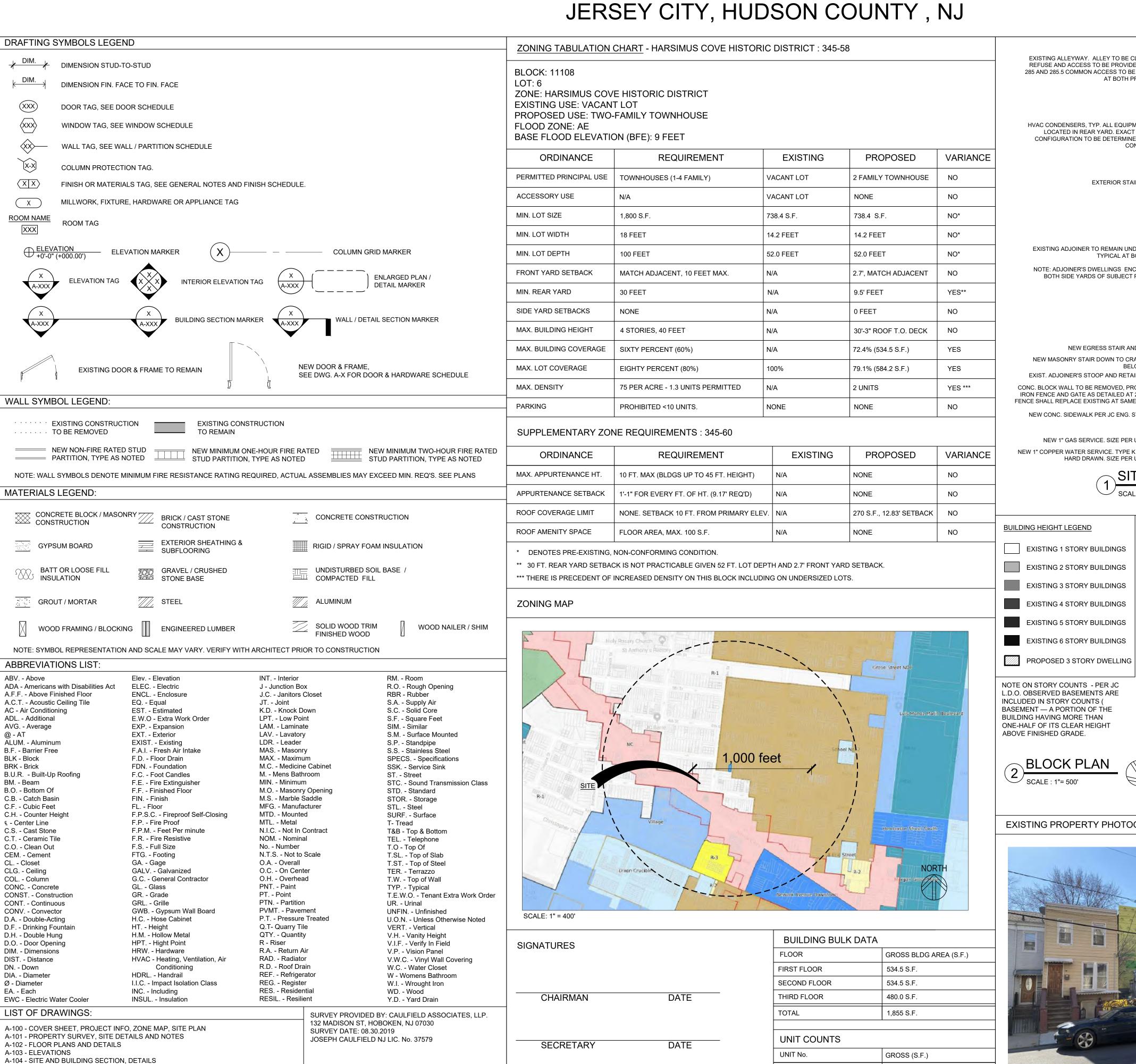
PROPOSED TWO-FAMILY DWELLING 285.5 THIRD STREET

UNIT 01 - 1 BED, 1 BATH

UNIT 02 - 2 BED, 2 BATH

462.0 S.F.

1,060.4 S.F.

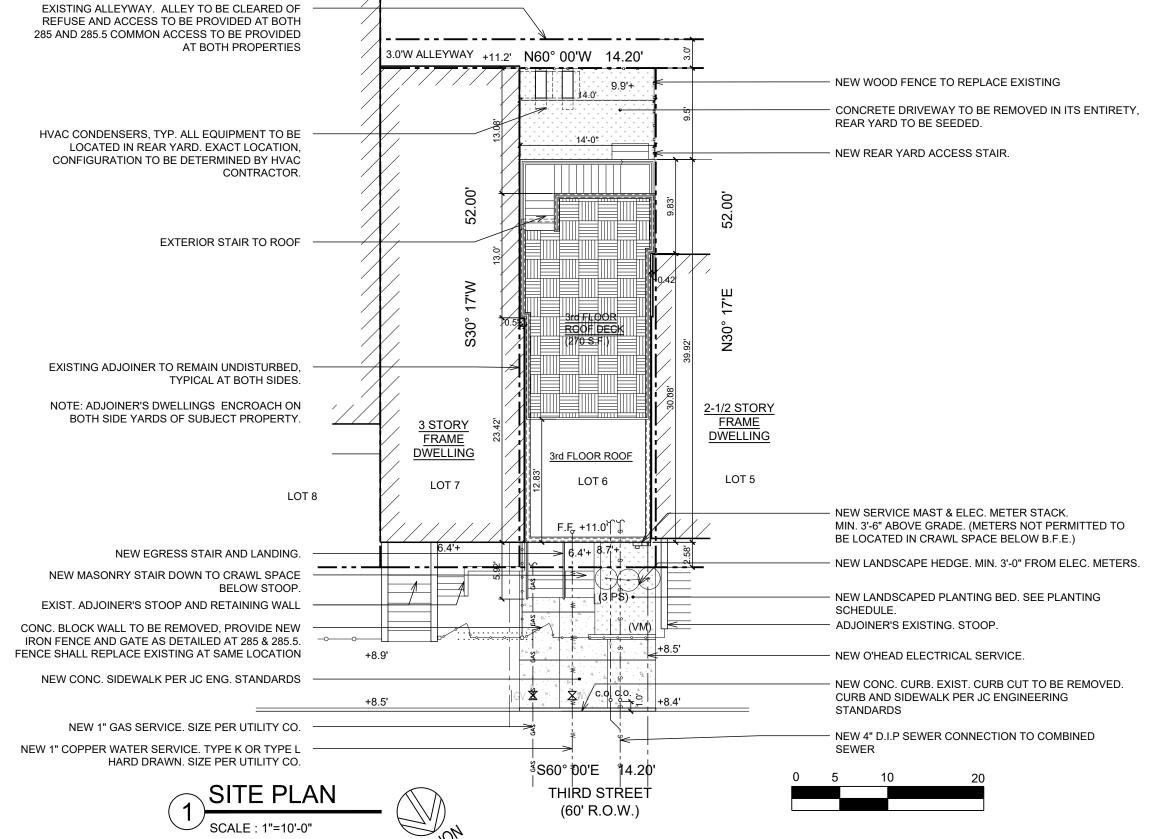


ENGINEER

DATE

A-105 - RENDERINGS

A-106 - BLOCK PHOTOS





EXISTING PROPERTY PHOTOGRAPHS

EXISTING 1 STORY BUILDINGS

COVER SHEET, PROJECT INFO, ZONE MAP, SITE PLAN

SITE PHOTOS DATED 02.17.2020

SHEET NUMBER:

Weckenmann

Architecture, LLC

PO BOX 1024 Maplewood, NJ 07040

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William J Weckenmann, RA

NJ LIC.: 21AIO2029300

NY LIC.: 038403

PROJECT NO.: 18025

PROPOSED TWO-FAMILY

DWELLING

285.5 3RD STREET

JERSEY CITY, HUDSON

COUNTY, NJ

BLOCK: 11108 | LOT: 6

ISSUE::

No.: DATE: NOTES:

02 3.1.20 HPC SET

REVISION:

No.: DATE: NOTES:

CONSULTANTS:

SHEET TITLE:

01 4.11.19 HPO REVEIW

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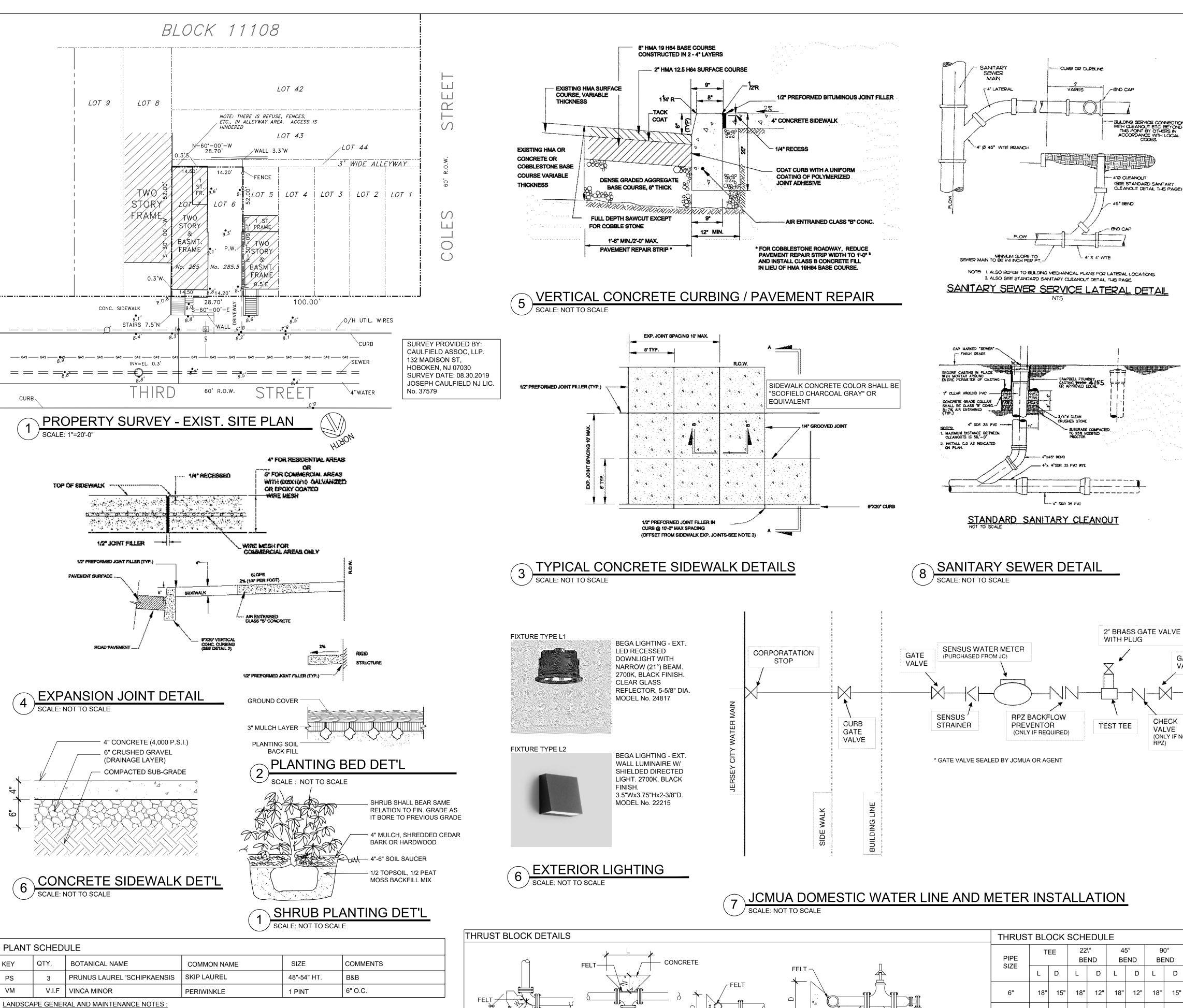
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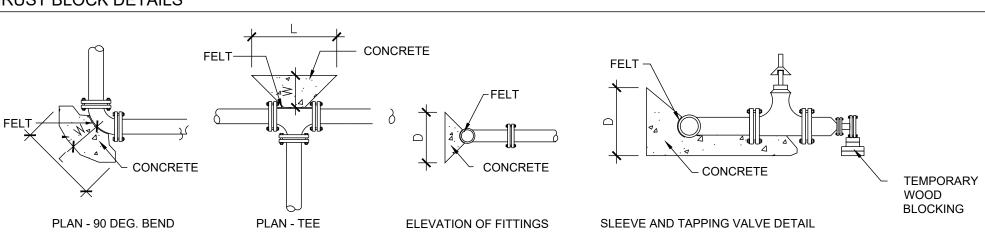
(t) 973.220.7575

SCALE: AS SHOWN

OF







. WHERE A SEWER LATERAL IS TO CONNECT TO A JCMUA SEWER CONSTRUCTED OF BRICK OR OTHER SUITABLE MATERIAL. AN ASSEMBLY CONSISTING HUBBED FITTING AND A RISER CLAMP WULL BE USED. THE RISER CLAMP SHALL BE SET SO THAT THE LENGTH OF PIPE INSERTED INTO THE JCMUA' SE IS EQUAL TO THE THICHNESS OF THE MAIN AS SHOWN IN TH DETAIL. THE ENTIRE CIRCUMFERENCE OF THE ASSEMBLY SHALL BE GROUTED WITH CEM TO SECURE IN PLACE.

2. CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE THE OPENINGS IN THE EXISTING SEWER TO REC THE ASSEMBLY. THE DIAMETER OF THE HOLE IN THE SEWER MAIN TO ACCEPT THE LATERAL SHALL BE NO MORE THAN $\frac{1}{8}$ " WIDER THAN THE PIPE TO B

| | 8" | 24" | 18" | 18" | 12" | 18" | 12" | 24" | 18" | 24" |
|--|--|-----|-----------------|-----|----------------|-----|----------------|-----|-----|-----|
| ORARY D KING | 12" | 36" | 24" | 24" | 12" | 24" | 12" | 36" | 24" | 28" |
| | NUMBER OF RODS REQUIRED | | | | | | | | | |
| G OF A SEWER MENT CEIVE BE | PIPE SIZE | | 12" AND LESS | | 14" AND 16" | | 18" AND 20" | | 24" | |
| | NUMBER OF RODS | | 2 | | 4 | | 6 | | 8 | |
| | NOTE : ALL CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH @ 28 DAYS | | | | | | | | | |

90° BEND 18" 12"

CHECK

VALVE

(ONLY IF NO

22½° FI BOW SEALTITE TYPE "8C" MODEL "A" SEWER PIPE SADDLE BY GENECO, OR APPROVED

1.) WHERE A SEWER LATERAL IS TO CONNECT TO NOTES

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NJ LIC.: 21AIO2029300 NY LIC.: 038403

PROJECT NO.: 18025

DWELLING 285.5 3RD STREET JERSEY CITY, HUDSON

PROPOSED TWO-FAMILY

COUNTY, NJ BLOCK: 11108 | LOT: 6

VALVE ADJACENT TO THE TAPPING VALVE. NO TAPS SHALL BE PERMITTED ON MAINS LARGER THAN TWENTY (20) INCHES UNLESS | ISSUE:: No.: DATE: NOTES:

01 4.11.19 HPO REVEIW 02 3.1.20 HPC SET

REVISION:

No.: DATE: NOTES:

CONSULTANTS:

SHEET TITLE:

PROPERTY

SURVEY, SITE

DETAILS AND

1. ALL CURBING AND SIDEWALK SHALL BE CONSTRUCTED OF AIR ENTRAINED CLASS B CONCRETE (NJDOT SPECS)

CONSTRUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS FOR SHEETING AND SAFETY.

2. A 1/2" PREFORMED EXPANSION JOING FILLER BITUMINOUS TYPE, CONFORMING TO AASHTO SPECS M-33 IS TO BE INSTALLED BETWEEN THE CURBING AND CONCRETE SIDEWALK AT 10' MAX SPACING IN THE SIDEWALK, RECESSED 1/4" FROM T.O. SIDEWALK 3. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURBING 10'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS FILLER OF AASHTO SPECS M-33 FLUSH WITH TOP AND FACE OF CURB.

4. COST OF EXPANSION JOINTS SHALL BE INCLUDED IN THE UNIT PRICE FOR SIDEWALK AND CURBING 5. ALL SIDEWALK AND CURB RAMPS AND SIDE RAMPS SHALL HAVE A HAND BROOMED, NON-SLIP FINAL FINISH. 6. THE NORMAL PAVEMENT EDGE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF CURB AND RAMPS

JERSEY CITY MUA STANDARD REQUIREMENTS FOR NEW SANITARY, STORM SEWERS AND SERVICE LATERALS

ASCE MANUALS AND REPORTS OF ENGINEERING PRACTICE NO. 77, 1993, AS APPLICABLE.

CONNECTIONS 8-INCHESOR LARGER MUST BE MADE TO A MANHOLE.

THIS VERIFICATION IS TO BE INCLUDED ON THE PLANS FOR THE PROJECT.

ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO PIPE.

JCMUA STANDARD DETAIL DRAWINGS FOR MANHOLES AND CATCH BASINS.

POSSIBILITY MUST BE ADDRESSED DURING THE DESIGN/CONSTRUCTION PHASE

OTHER MATERIALS DO NOT ENTER THE MAIN AND CREATE OBSTRUCTION(S).

FACILITY HOWEVER, ONLY ONE WATER BILL WILL BE ISSUED FOR THE FACILITY

STANDARDS. THE WET TAP UP TO 12 INCHES SHALL BE PERFORMED BY UWJC

MANHOLE, REFER TO JCMUA STANDARD DETAIL FOR DROP MANHOLE CONNECTION IF REQUIRED.

DEPARTMENT AND ALL OTHER APPLICABLE PERMITS FROM AGENCIES HAVING JURISDICTION

(REFER TO SEWER SERVICE CONNECTION DETAILS).

AS PER JCMUA STANDARD DETAILS

TYPE "N" CURBPIECE WHERE REQUIRED.

LICENSED TO PRACTICE IN NEW JERSEY.

UNLESS SPECIFICALLY APPROVED BY JCMUA.

INSTALLED DOWNSTREAM OF THE TEST TEE.

LARGER SHALL BE DUPLEX COMPOUND MANIFOLD METERS.

STRAINERS MUST BE PURCHASED FROM JCMUA OR ITSAGENT.

OPENINGS FOR METER READING AND REPLACEMENT.

UNITS FOR BOTH TYPES OF READING CAPABILITIES.

IN PROXIMITY TO STREET.

CURB AND SIDEWALK NOTES

SUPPORT. METERS SHALL BE INSTALLED APPROXIMATELY 36" ABOVE FLOOR GRADE.

BEFORE TAP IS MADE

UTILITIES STRUCTURES.

1 BEDDING AND BACKFILL MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE NJDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND THE DESIGN AND CONSTRUCTION OF URBAN STORMWATER MANAGEMENT SYSTEMS,

2. ALL SEWER SERVICE CONNECTIONS 6-INCHES IN SIZE OR SMALLER MUST BE MADE DIRECTLY TO THE SEWER MAIN AND ALL

3. EACH BUILDING CONNECTION REQUIRES A CURB CLEANOUT (REFER TO ATTACHED DETAIL DRAWINGS). T-WYE CLEANOUTS

4. PROPOSED SEWER LATERAL CONNECTION TO JCMUA SEWER MAIN SHALL BE MADE ABOVE HORIZONTAL CENTER LINE OF PIPE

JCMUA SEWER TO WHICH YOU PLAN TO CONNECT MUST BE FIELD VERIFIED BY DEVELOPER TO DETERMINE IF SAID CONNECTION

IS PHYSICALLY POSSIBLE AND PRACTICAL IN ADDITION. MANHOLE INVERTS AND RIM FLEVATION MUST BE SHOWN ON PLANS.

6 CIRCULAR HOLE SAWS WHICH ARE APPROXIMATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE THE OPENINGS IN THE

7. A DETAIL OF ANY PROPOSED MANHOLE OR CATCH BASIN SHOWING ALL DIMENSIONS IN ADDITION TO RIM, GRATE AND INVERT

ELEVATIONS OF THE STRUCTURE AND ALL PIPES CONNECTED TO THE STRUCTURE MUST BE SHOWN ON PLANS. REFER TO

8. STORM INLETS WHICH ARE CONNECTED DIRECTLY TO JCMUA COMBINED SEWERS MUST BE FURNISHED WITH A SUMP AND TRAF

9. THE JCMUA HAS A COMBINED SEWER SYSTEM WHICH SURCHARGES DURING WET WEATHER PERIODS RESULTING IN POSSIBLE

10. A DROP MANHOLE CONNECTION SHALL BE USED WHERE THERE IS A DIFFERENCE IN ELEVATION OF TWO (2) FEET OR GREATER

BETWEEN THE INVERT OF A SANITARY OR COMBINED INLET PIPE TO MANHOLE AND THE CROWN OF THE OUTLET PIPE FROM

11. TEST PITS MUST BE PERFORMED AT THE DEVELOPER'S EXPENSE DURING THE DESIGN PHASE OF THE PROJECT TO ENSURE

REMOVED FROM THE GROUND. CATCH BASINS AND MANHOLES MUST BE REMOVED FROM THE GROUND. CONNECTIONS MUST BE

CUT AND SEALED AT THE MAIN AND PRECAUTIONS MUST BE UNDERTAKEN BY THE CONTRACTOR TO ENSURE CONCRETE AND

13. ALL PROPOSED INLETS/CATCH BASINS MUST BE CONSTRUCTED WITH A BICYCLE SAFE GRATE ANDCAMPBELL FOUNDRY CO.

I6. THE SYSTEM DESIGNER IS ALSO RESPONSIBLE FOR COMPLIANCE WITH THE APPLICABLE REGULATIONS OF THE NEW JERSEY

ADMINISTRATIVE CODE, NJDEP RULES AND REGULATIONS GOVERNING TREATMENT WORKS APPROVAL PROGRAM, LOCAL CODES

AND ORDINANCES, FEDERAL AND STATE REGULATIONS ETC. IN ADDITION TO OTHER REQUIREMENTS THAT MAY BE IMPOSED BY

SUBMITTED TO THE JCMUA'S BUREAU OF WATER ENGINEERING FOR APPROVAL. FIVE (5) SETS OF PLANS SHALL BE SUBMITTED

2. INDICATED ON THE SUBMITTED PLANS SHALL BE THE SIZE OF TAP. LOCATION OF TAPPING AND CURB GATE VALVES. DETAILED

METER SET-UP. AND SIZE OF FACILITY'S METER. ALSO INDICATED ON THE PLANS SHALL BE THE TYPE OF OCCUPANCY OF THE

JCMUA STANDARDS, AND INSPECTED WITHIN 24 HOURS AFTER INSTALLATION OF NEW TAP. THE MAXIMUM OF ONE (1) TAP SHALL

BE MADE FOR BOTH DOMESTIC AND FIRE SERVICE PER FACILITY. THE TAP SHALL BE THE MAXIMUM OF ONE (1) SIZE SMALLER THAN THE CITY'S WATER MAIN. NO TAPPING SHALL BE DONE BY ANYONE EXCEPT BY UNITED WATER JERSEY CITY (UWJC)

4. ONLY ONE DOMESTIC/ FIRE SERVICE IS ALLOWED FOR EACH FACILITY. APPLICANT MAY INSTALL CHECK METERS ON INDIVIDUAL

5. A SOLID DUCTILE IRON TAPPING SLEEVE SUCH AS MUELLER H-615 TAPPING SLEEVE OR APPROVED EQUAL SHALL BE UTILIZED

FOR ALL TAPS 2-INCHES AND LARGER. THE TAPPING SLEEVE SHALL PASS PRESSURE TESTING BASED ON AWWA STANDARDS

6. FOR ALL SERVICES INCLUDED HEREIN, TWO (2) GATE VALVES ARE REQUIRED THAT ARE TO BE INSTALLED BY THE APPLICANT; A TAPPING VALVE, LOCATED AT THE TAP AND CURB VALVE, LOCATED IN THE SIDEWALK BEFORE THE METER. TAPPING GATES

SHALL BE FURNISHED OPENED RIGHT. ALL TAPPING AND CURB VALVES SHALL BE DOUBLE DISC GATE VALVES AND MEET AWWA

7. FOR TAPS OFF MAINS SIXTEEN (16) INCHES AND LARGER. THE APPLICANT SHALL FURNISH AND INSTALL AN ADDITIONAL GATE

2-INCHES AND ALL CURB VALVES / STOPS REGARDLESS OF SIZE REQUIRE A VALVE BOX WITH THE WORD "WATER" CAST IN THE

COVER. BURIED CORPORATION VALVES/ STOPS SHALL BE USED AT THE TAP FOR CLASS K COPPER SERVICES 2-IN & SMALLER. 9. ALL SERVICE PIPES, SIZES 2-INCHES THROUGH 12-INCHES, SHALL BE PRESSURE CLASS 350 PSI, CEMENT-LINED DUCTILE IRON

10. THE APPLICANT SHALL INSTALL THE METER INSIDE THE BUILDING, IF THE BUILDING LINE IS IN EXCESS OF 75 FT, FROM THE

MAIN. THE APPLICANT SHALL PLACE THE METER IN A PIT NEAR THE SIDEWALK OR STREET IN CLOSE PROXIMITY TO THE TAP.

REQUIRED WHEN THE JICMUA DETERMINES THAT THERE IS A CROSS-CONNECTION HAZARD AND THE FACILITY PRESENTS A

PHYSICAL CONNECTIONS AND CROSS CONNECTIONS CONTROL BY CONTAINMENT. SOME SERVICES WHICH REQUIRE SUCH

13. ALL METERS SIZES 2 INCHES THROUGH 6 INCHES SHALL BE SINGLE COMPOUND METERS AND ALL METERS 8 INCHES AND

14. ALL METERS SHALL BE ADEQUATELY RESTRAINED WITH METAL BRACKETS FASTENED TO THE FLOOR OR WALL OR OTHER

DETECTOR CHECKS, AND VALVES MAY BE SEATED ON CONCRETE BLOCK AND TAPERED SHIMS TO PROVIDE ADEQUATE

16. EACH COMPOUND METER SHALL HAVE STRAINER INSTALLED ON THE INLET SIDE IMMEDIATELY BEFORE THE METER. ALL

17. ALL METERS 2" AND LARGER SHALL BE FURNISHED WITH SENSUS ECR/WP REMOTE TOUCH PAD MODULES AND RADIO MXU

18. REMOTE TOUCH PAD MODULE WIRE SHALL BE CONNECTED TO THE METER REGISTER UTILIZING A GEL CAP FOR WATERTIGHT

UTILIZED. TOUCH PADS ARE TO BE INSTALLED ON EXTERIOR BUILDING WALL FACING THE STREET AND LOCATED AS CLOSE AS

20. ALL METERS INCLUDING TOUCH PAD MODULES, AND RADIO MXU UNITS SHALL BE PURCHASED THROUGH THE PERMIT CLERK

239-1108 TO SCHEDULE THE TAP. THE EXCAVATION SHALL BE COMPLETED TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED

JCMUA'S BUREAU OF WATER ENGINEERING. THE JCMUA WILL AUTHORIZE SUPPLY WATER UPON ACCEPTANCE OF THE "AS BUILT"

21 AFTER OBTAINING THE REQUIRED PERMITS (STREET OPENING, TAP, AND METER) THE APPLICANT SHALL CALL UWJC AT (201)

POSSIBLE TO STREET. THE RADIO MXU UNIT MUST BE INSTALLED WITH MOUNTING BRACKET AND LIKEWISE IS TO BE INSTALLED

SEALING OF ALL TERMINAL CONNECTIONS. TOUCH PADS MAY BE WALL MOUNTED OR LID MOUNTED WHERE A METER PIT IS

19. ALL INSTALLATIONS OF EQUIPMENT AND COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH MANUF. REQ'S

AT JCMUA OFFICE. APPROVED PLANS MUST BE SUBMITTED TO PERMIT CLERK FOR ISSUANCE OF REQUIRED PERMITS.

TAP, AND VERIFIED BY JCMUA OR ITS AUTHORIZED AGENT BEFORE THE TAP WILL BE INSTALLED. EXCAVATION SHALL BE

22. UPON COMPLETION OF THE INSTALLATION, THE APPLICANT SHALL SUBMIT THREE (3) SETS OF "AS BUILT" PLANS, TO THE

15. ALL METER INSTALLATIONS IN METER PIT OR VAULT SHALL BE PRE-APPROVED BY JCMUA AND HAVE PROPER ACCESS

APPROVED MEANS SUCH AS UNIFLANGES WHERE INTERNAL PIPE PRESSURE AND FLOW WARRANT SUCH RESTRAINTS. METERS,

DEVICES INCLUDE: A HOSPITAL, SCHOOL, CHEMICAL PLANT, FACTORY, AND A FACILITY WITH SEWAGE EJECTORS.

THREAT TO THE CITY'S DISTRIBUTION SYSTEM WATER QUALITY IN ACCORDANCE WITH THE PLUMBING SUBCODE OF THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE, NJAC 5:23-3.15 AND THE NEW JERSEY SAFE DRINKING WATER ACT NJAC 7:10-10

12. IF A REDUCED PRESSURE BACKFLOW PREVENTER IS NOT REQUIRED ON THE DOMESTIC SERVICE, A CHECK VALVE SHOULD BE

8 VALVE BOX PARTS FOR ALL VALVES SHALL BE PROVIDED BY THE APPLICANT. ALL TAPPING GATE VALVES LARGER THAN

THERE IS NO ALTERNATIVE WATER SOURCE. AND SPECIAL WRITTEN APPROVAL IS ISSUED BY THE JCMUA

BRANCH CONNECTIONS DOWNSTREAM OF DOMESTIC METER SETUP WHERE THERE IS MORE THAN ONE OWNER/ TENANT FOR A

FOR APPROVAL. ALL PLANS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT

3. ALL EXISTING WATER SERVICE LINES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN, IN ACCORDANCE WITH

14. PROPOSED WATER SERVICES REQUIRE THE REVIEW AND APPROVAL OF THE DIVISION OF WATER ENGINEERING. 15.THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR STREET OPENINGS FROM THE JERSEY CITY BUILDING

1. ALL FIRE SERVICE APPLICATIONS AND ALL DOMESTIC SERVICE APPLICATIONS TWO (2) INCHES AND LARGER MUST BE

FACILITY RECEIVING THE WATER SERVICE (LE HOSPITAL WAREHOUSE APARTMENT BUILDING ETC.)

12. ALL EXISTING SEWER MAINS AND SANITARY LATERALS TO BE ABANDONED MUST BE FILLED WITH CONCRETE SLURRY OR

SEWAGE BACK-UPS THROUGH PLUMBING FIXTURES (SINKS, TOILETS, FLOOR DRAINS, ETC.) BELOW STREET LEVEL, THIS

EXISTING SEWER TO RECEIVE THE LATERALS. JACKHAMMERS. SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE JCMUA SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE THE LATERAL OPENINGS.

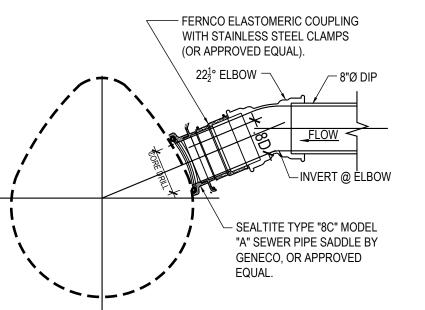
WHICH ENABLE CLEANING IN BOTH DIRECTIONS SHOULD BE INSTALLED ON BOTH THE STORM AND SANITARY LATERAL.

5. THE SIZE, MATERIAL, DEPTH, CONDITION, DIRECTION OF FLOW AND ANY OTHER RELEVANT CONDITIONS OF THE EXISTING

7. COST OF ANY DENSE GRADED AGGREGATE NEEDED FOR CURB & SIDEWALK CONST. WILL BE PAID FOR UNDER THE ITEM D.G.A. 8. CONC. CURB SHALL NOT BE CONST. FROM NOV. 1- MARCH 15 UNLESS WRITTEN APPROVAL IS RECEIVED FROM ENGINEER. 9. IMMEDIATELY AFTER CONC. HAS BEEN FINISHED, THE CONTRACTOR SHALL APPLY A COMPLETE UNIFORM COAT OF CURING COMPOUND OF NOT LESS THAN ONE GALLON PER 200 S.F.

10. DETECTABLE WARNING SURFACE SHALL BE "ARMOR-TILE" TACTILE SYSTEMS AS MANUF. BY ENGINEERED PLASTICS INC. TILE SIZE SHALL BE A MIN. OF 24" OR 46" AND SHALL BE A BRICK RED COLOR. DETECTABLE WARMING SURFACE SHALL BE INSTALLED ACCORDING TO CONST. DETAILS, MANUF. SPECS AND SUBSECTION 607.06 SUBPART 5 DETECTABLE WARNING SURFACES OF THE NJDOT STANDARD SPECS AS AMENDED BY JC SUPPLEMENTARY SPECS. CONFIRM SPECIFICATIONS W. CURRENT JC ENGINEERING STANDARDS. 11. ALL TRAFFIC STRIPES AND MARKINGS SHALL BE LONG-LIFE, THERMOPLASTIC IN ACCORD W/ 618 - TRAFFIC STRIPES AND

MARKINGS OF THE NJDOT STANDARD SPECS, AMENDED BY JC SUPPLEMENTARY SPECIFICATIONS.



A JCMUA SEWER CONSTRUCTED OF BRICK OR OTHER SUITABLE MATERIAL, AN ASSEMBLY CONSISTING OF A HUBBED FITTING AND A RISER CLAMP WULL BE USED. THE RISER CLAMP SHALL BE SET SO THAT THE LENGTH OF PIPE INSERTED INTO THE JCMUA' SEWER IS EQUAL TO THE THICHNESS OF THE MAIN AS SHOWN IN TH DETAIL. THE ENTIRE CIRCUMFERENCE OF THE ASSEMBLY SHALL BE GROUTED WITH CEMENT TO SECURE IN PLACE. 2.) CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE THE OPENINGS IN THE EXISTING SEWER TO RECEIVE THE ASSEMBLY. THE DIAMETER OF THE HOLE IN THE SEWER MAIN TO ACCEPT THE LATERAL SHALL BE NO MORE THAN

WIDER THAN THE PIPE TO BE INSERTED INTO THE

SHEET NUMBER:

OF

SEWER CONNECTION DETAIL

SCALE: AS SHOWN

EXISTING TREES WITHIN THE AREA OF THE SCOPE OF THIS WORK TO BE COMPLETELY REMOVED. 10. ALL PLANT MATERIAL TO BE REVIEWED WITH OWNER PRIOR TO ORDER. ANY SUBSTITUTIONS OF PLANT MATERIAL MUST BE APPROVED IN WRITING BY ARCHITECT PRIOR TO ORDERING.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES PRIOR TO START OF ANY WORK.

ALL EXTERIOR GROUND AREAS WITHIN THE LIMIT OF THE CONTRACT, EXCEPT SURFACES OCCUPIED BY BUILDING AND PAVING,

FINISH GRADING, PREPARE SEEDBED, SEED, ALL PLANTS AND MAINTAIN AREAS ON THE DRAWINGS.

15 AND NOVEMBER 30 UNLESS DICTATED BY UNUSUAL SEASONAL OR WEATHER CONDITIONS.

. ALL PLANTING BEDS TO BE EDGED AND DEFINED WITH STEEL OR NEOPRENE.

HARDWOOD BARK MULCH, CONTINUOUS.

THE DATE OF INSTALLATION AND OWNER ACCEPTANCE.

SHALL RECEIVE GRASS SEED, MULCH OR PLANTS AS SHOWN ON THE DRAWINGS. LANDSCAPE CONTRACTOR TO FURNISH TOPSOIL,

2. ALL PLANTING INCLUDING SEED FOR LAWN AREAS SHALL BE INSTALLED BETWEEN MARCH 15 AND JUNE 15 OR BETWEEN SEPTEMBER

3. GRASS SEED MIXTURE SHALL BE SUITABLE FOR THIS SPECIFIC SITE, AND SHALL BE REVIEWED W THE OWNER PRIOR TO ORDERING.

3. LANDSCAPE CONTRACTOR SHALL GUARANTEE TO THE OWNER THE LIFE OF ALL PLANT MATERIAL INSTALLED FOR A PERIOD OF ONE

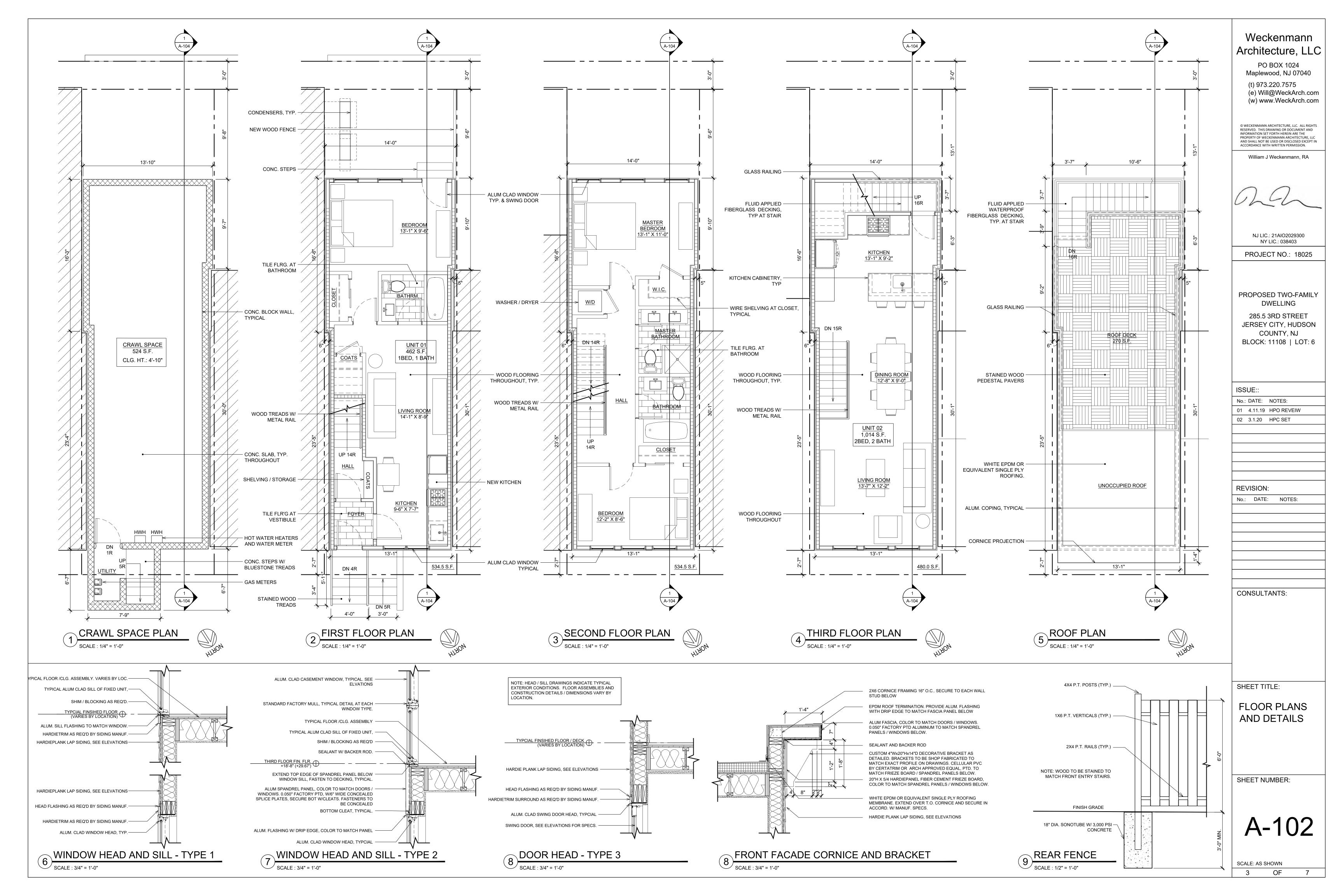
YEAR FROM THE DATE OF INSTALLATION AND ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL NEW PLANT MATERIAL WITH 50%

OR LESS LIVING TWIGS. STEMS AND BRANCHES SHALL BE REMOVED AND REPLACED WITH NEW FOR A PERIOD OF ONE YEAR FROM

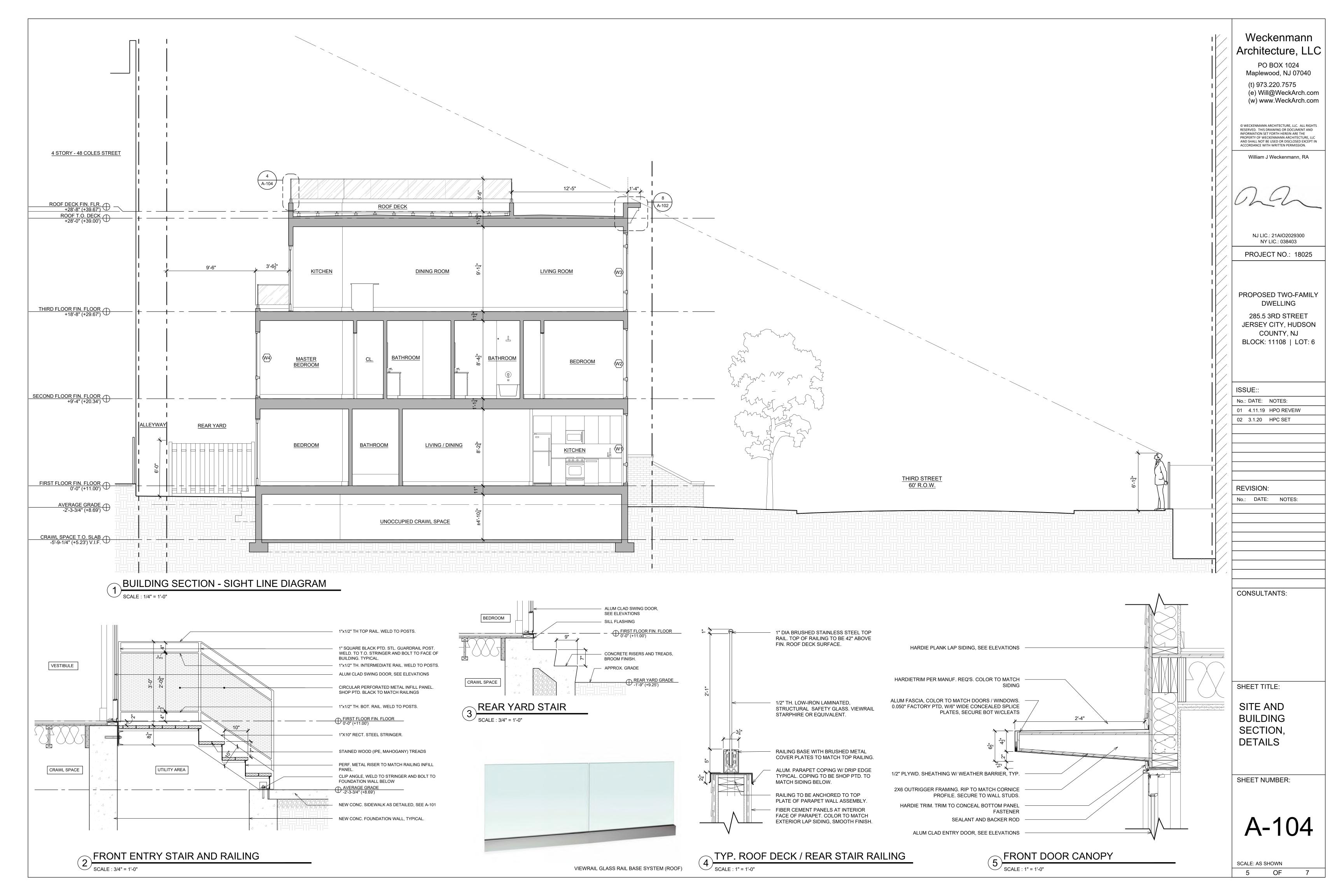
8. CONTRACTOR TO REVIEW LIGHTING, POSTS, FENCING, GATES, WALK SURFACES AND PROPOSED BUILDINGS FOR COORD. PURPOSES. 9. ALL EXISTING DEAD TREES WITHIN THE AREA OF THE SCOPE OF THIS WORK TO BE COMPLETELY REMOVED. ALL DEAD BRANCHES OF

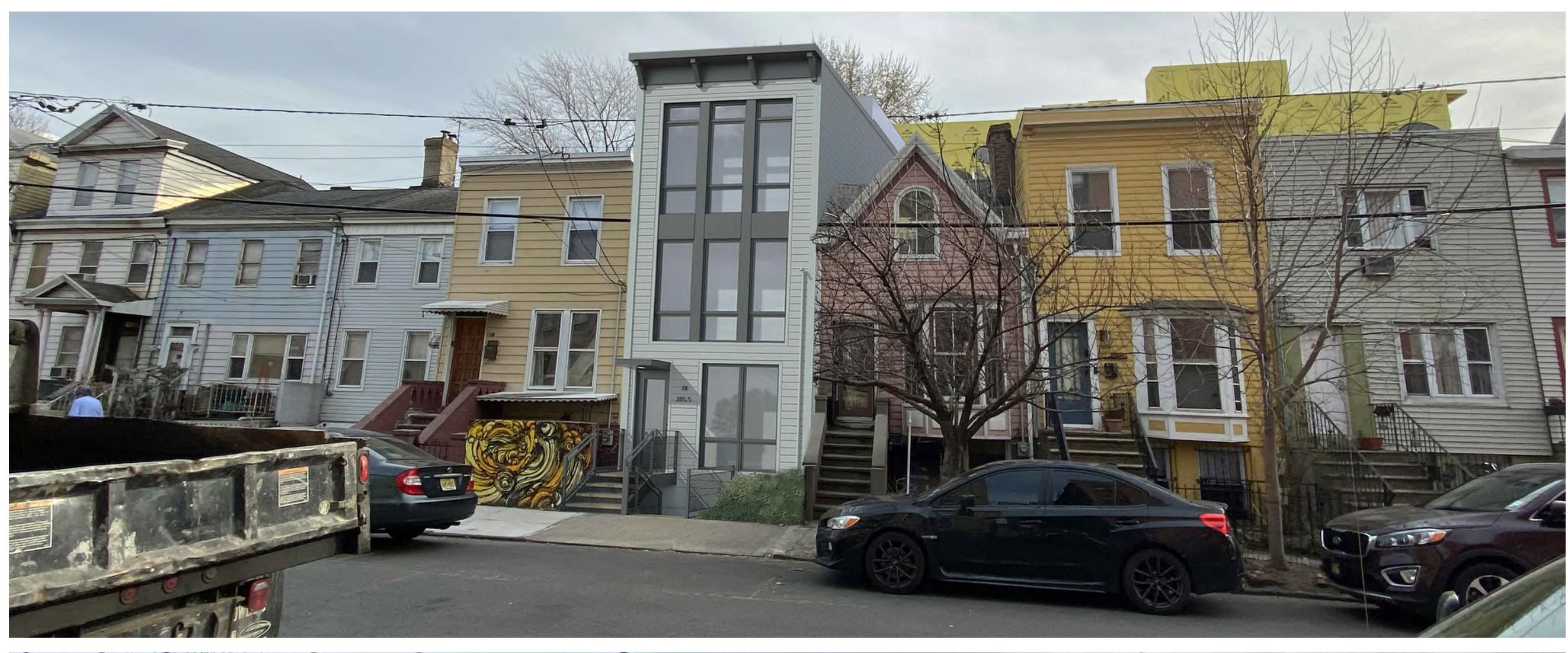
4. ALL NEWPLANTING BEDS ARE TO RECEIVE A MINIMUM DEPTH OF 3 INCHES OF SHREDDED CEDAR BARK MULCH, OR SHREDDED

THRUST BLOCK DETAILS

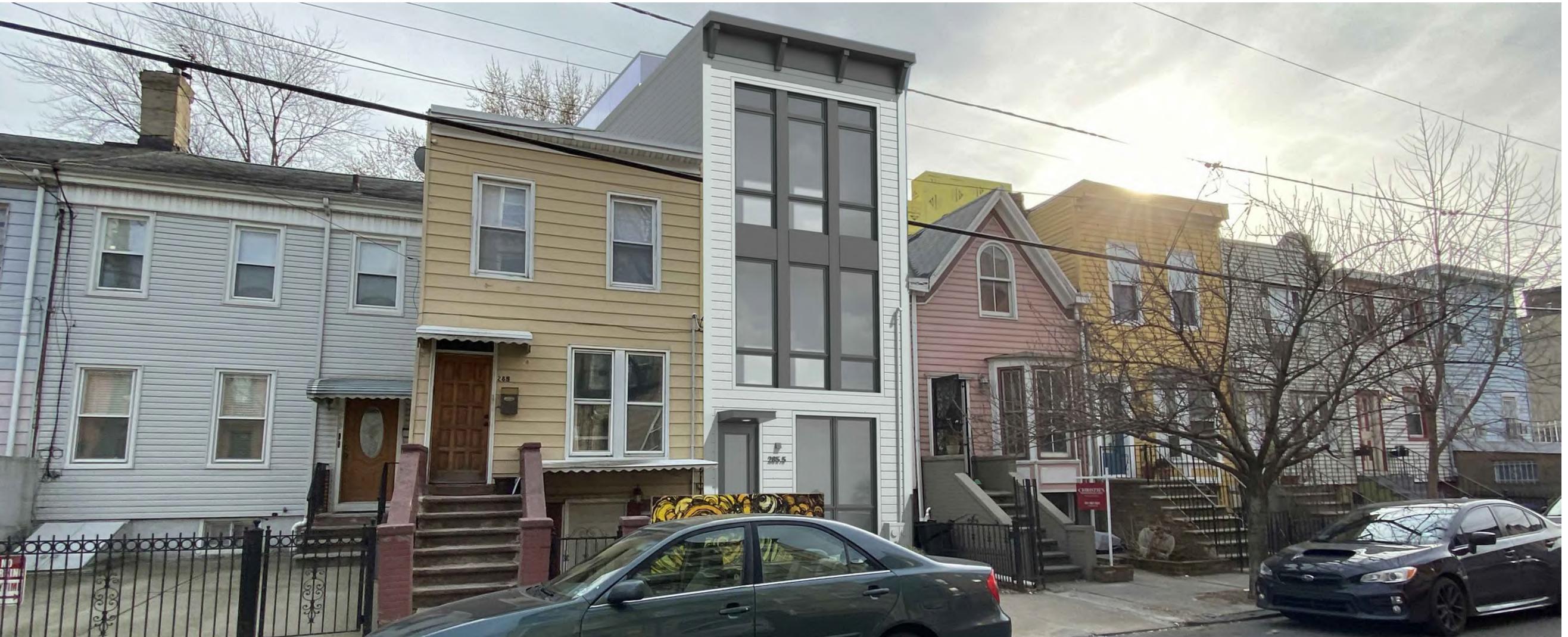








1 RENDERING - VIEW EAST SCALE: NOT TO SCALE



Weckenmann Architecture, LLC

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NJ LIC.: 21AIO2029300 NY LIC.: 038403

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PROPOSED TWO-FAMILY DWELLING

285.5 3RD STREET JERSEY CITY, HUDSON COUNTY, NJ BLOCK: 11108 | LOT: 6

ISSUE::

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01 4.11.19 HPO REVEIW 02 3.1.20 HPC SET

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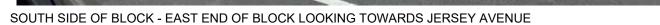
SHEET NUMBER:

A-105

SCALE: AS SHOWN

2 RENDERING - VIEW WEST SCALE: NOT TO SCALE







SOUTH SIDE OF BLOCK - MID BLOCK LOOKING TOWARDS PROJECT SITE



WEST SIDE OF BLOCK - LOOKING EAST TOWARDS PROJECT SITE, TAKEN FROM OPPOSITE CORNER



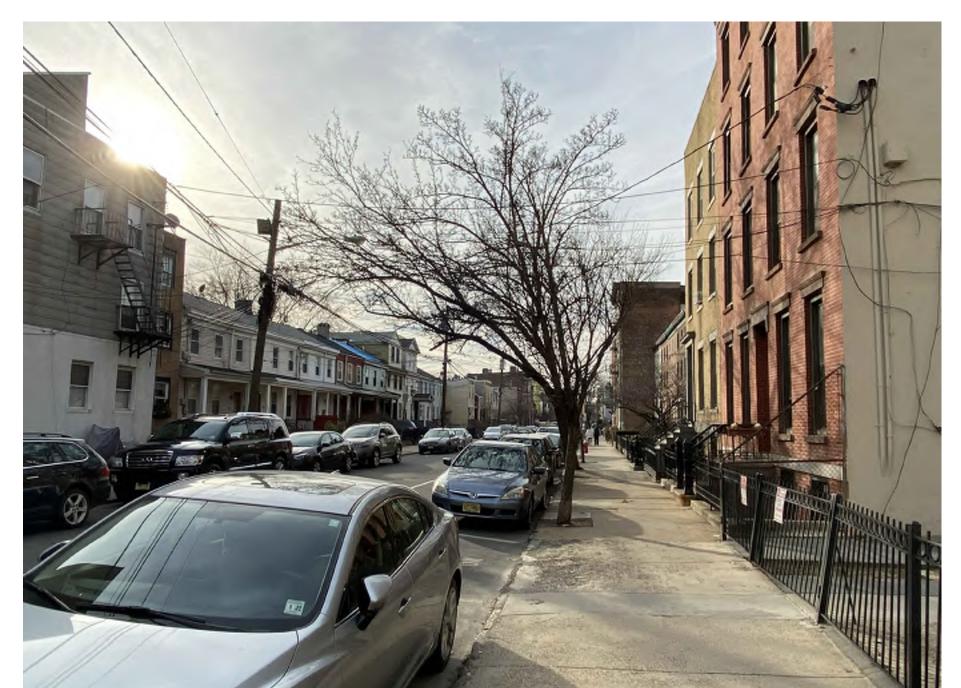
NORTH SIDE OF BLOCK - No. 284 3RD St - DIRECTLY ACROSS FROM SUBJECT PROPERTY



NORTH SIDE OF BLOCK - LOOKING EAST FROM SUBJECT PROPERTY



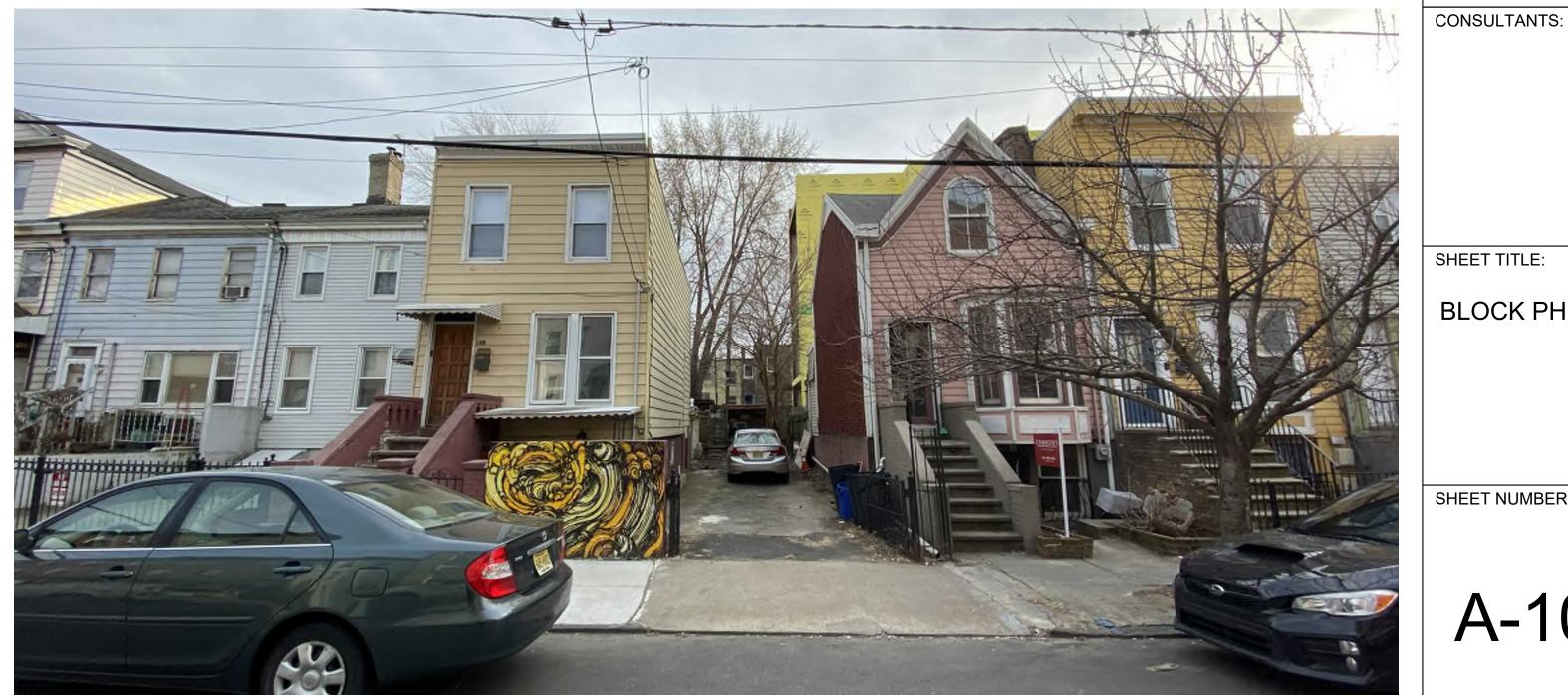
NORTH SIDE OF BLOCK - LOOKING WEST FROM JERSEY AVENUE



BLOCK VIEW - LOOKING WEST TOWARDS COLES STREET FROM CORNER OF JERSEY AVENUE



BLOCK VIEW - MID BLOCK VIEW LOOKING WEST TOWARDS COLES STREET



ADDITIONAL VIEW OF PROJECT SITE

Weckenmann Architecture, LLC

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William J Weckenmann, RA

NJ LIC.: 21AIO2029300 NY LIC.: 038403

PROJECT NO.: 18025

PROPOSED TWO-FAMILY DWELLING

285.5 3RD STREET JERSEY CITY, HUDSON COUNTY, NJ BLOCK: 11108 | LOT: 6

No.: DATE: NOTES:

01 4.11.19 HPO REVEIW 02 3.1.20 HPC SET

REVISION:

No.: DATE: NOTES:

SHEET TITLE:

BLOCK PHOTOS

SHEET NUMBER:

SCALE: AS SHOWN

OF